

CALIFORNIA COASTAL COMMISSION

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CALIFORNIA COASTAL COMMISSION

LCP PLANNING

GRANT APPLICATION FORM

SEPTEMBER 5, 2013

For Fiscal Year 2013-2014, Governor Brown and the California Legislature approved an augmentation of \$1 million to the California Coastal Commission's budget to support local governments responsible for planning under the [California Coastal Act](http://www.coastal.ca.gov/lcp/lcpgrantprogram.html) (Coastal Act) to develop or update Local Coastal Programs (LCPs). A full description of the grant program is available <http://www.coastal.ca.gov/lcp/lcpgrantprogram.html>.

Coastal Commission staff is available to work with local governments and to assist you during the application process. Please note the entire grant application will be public record upon submittal. Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data. Press the tab key to move between fields.

APPLICANT INFORMATION

Applicant name (organization): City of National City

PROJECT INFORMATION

Project title: National City LCP Amendment

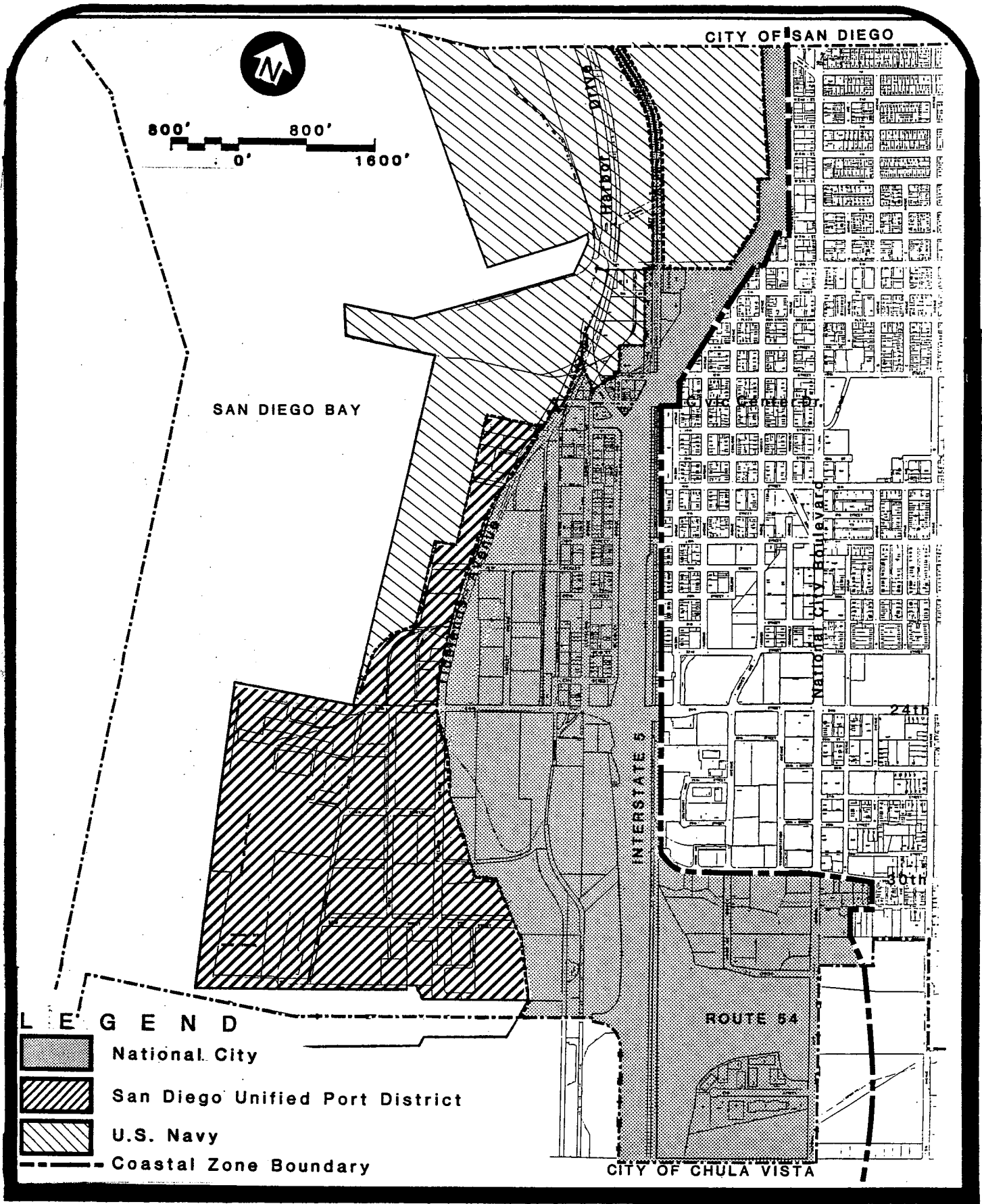
LCP/ LCP Segment: National City

Project location: City / Geographic area: National City

County: San Diego

Project timeline: Start date: April 1, 2014

End date: March 30, 2015



NATIONAL CITY PLANNING

DRAWN BY:

CA

FIGURE 2

POLITICAL JURISDICTIONS

APPLICATION MATERIALS

1. PROJECT DESCRIPTION.

The National City Local Coastal Program was last amended by the City on May 6, 1997 and certified by the California Coastal Commission on July 10, 1997. The update of the LCP followed the 1996 adoption of the National City General Plan update. The General Plan and the Land Use Code (Zoning) were comprehensively updated in 2011 along with the adoption of a Climate Action Plan and preparation of the Sea Level Rise Adaptation Strategy for San Diego Bay (2012) and the Marina District Vision Plan (2012). However, the LCP was not updated at the time of the General Plan and Land Use Code updates. Subsequent updates of the LCP and other policy documents were contemplated to follow the General Plan and Land Use Code Updates, and the Environmental Impact Report and other relevant studies reflected the comprehensive extent of the land use revisions within the planning area, including the coastal zone.

The current General Plan land use diagram and the Official Zoning Map reflect the land use and designation changes that were adopted in 2011. However, since the LCP has not been updated to reflect the new land use designations and zoning classifications, the previous General Plan land use designations, zoning classifications, and development regulations continue to be applied within the City's LCP jurisdiction. The National City LCP Amendment would update the LCP Land Use Plan and Implementation policy documents to insure consistency with the current General Plan, Land Use Code, Official Zoning Map, Climate Action Plan, Sea Level Rise Adaptation Strategy, and Marina District Vision Plan and allow for effective policy implementation within the City's coastal zone pursuant to the California Coastal Act.

a. Goals and Objectives:

Goal:

The goal of the National City LCP Amendment is to adopt an updated LCP Land Use Plan and Implementation document that effectively implement local coastal zone policy that is consistent with and pursuant to the California Coastal Act. This goal will be accomplished by the following objectives.

Objective 1:

Amend the LCP Land Use Plan. This objective will be accomplished by reviewing and analyzing the relevant policies of the current General Plan, Land Use Code, Official Zoning Map, and Climate Action Plan that were adopted by the City in 2011 as well as the Marina District Vision Plan (2012) and Sea Level Rise Adaptation Strategy (2012); determining the effects on existing LCP Land Use Plan policies; and amending the policies as necessary to insure consistency in implementation.

Objective 2:

Amend the LCP Implementation document. This objective will be accomplished by reviewing and analyzing the relevant policies of the current General Plan, Land Use Code, Official Zoning Map, and Climate Action Plan that were adopted by the City in 2011 as well as the Marina District Vision Plan (2012) and Sea Level Rise Adaptation Strategy (2012); determining the effects on the existing LCP Implementation document; and amending the policies as necessary to insure consistency in implementation.

b. Project details:**i. Public Benefit/Significance**

At the time of its adoption and certification, the National City LCP adequately addressed issues of statewide significance and maximized public benefits of the coast. However, the LCP is over 17 years old and is no longer consistent with the City's General Plan and Land Use Code (zoning), which were comprehensively updated in 2011. Consequently, an update is necessary to insure that the LCP continues to adequately address these issues and benefits.

The updated General Plan, Land Use Code, and other implementing policies and documents address new, relevant community and regional issues that are not addressed in the current LCP. These include smart growth; transit-oriented development; mixed land uses; universal access; livable streets and community corridors; urban agriculture; natural resources management; emergency shelters; sustainable development; climate change impacts; sea-level rise; environmental justice; increasing open space, parks, and recreation opportunities; non-motorized transportation; bike and pedestrian trails; bay/open space access; and community health.

A public outreach and participation program will be part of the proposed scope of the LCP Amendment. The outreach program will include property owner, tenant, and stakeholder notification of the proposed amendment; informational webpage development/maintenance; community workshops; and public hearings before the Planning Commission and City Council.

ii. Relative Need for LCP Update/Extent of Update

The National City LCP was last updated over 17 years ago on May 6, 1997 after the 1996 update of the City's General Plan. The General Plan was comprehensively updated and adopted in June of 2011 along with the Land Use Code (Zoning) and the Official Zoning Map. The City's first Climate Action Plan (CAP) was adopted at the same time. The City also participated in the preparation of a sea-level rise vulnerability assessment in March of 2010 and the Sea Level Rise Adaptation Strategy (SLRAS) for San Diego Bay, which was completed in January of 2012.

In January of 2012, the City Council accepted the Marina District Vision Plan, a joint planning effort with the San Diego Unified Port District for an area of approximately 100-acres within the coastal zone. Council directed staff to proceed with the implementation of the preferred land use alternative in conjunction with the Port District. The Vision Plan calls for land use changes to improve visitor- and public-serving uses and public access to coastal resources while preserving and maintaining maritime industrial uses.

The land use policies and regulations of the updated General Plan and Land Use Code cannot be implemented within the City's local coastal zone until the LCP is updated to reflect the current planning policies of the City. Updating the LCP would also allow for the relevant policies and implementation measures of the Climate Action Plan and Sea Level Rise Adaptation Strategy to be incorporated.

The LCP Amendment would update the Land Use Plan and Implementation document to be consistent with the current General Plan, Land Use Code, and Official Zoning Map as well as the relevant policies of the Climate Action Plan, Sea Level Rise Adaptation Strategy, and Marina District Vision Plan. The update will require a comprehensive review and analysis of these policy and regulatory documents for consistency with the current LCP, the identification of relevant implementation measures, the assessment of necessary changes, and the evaluation of potential policy amendments to the Land Use Plan and Implementation document.

The scope of the LCP Amendment would be comprehensive and encompassing of both the Land Use Plan and the Implementation document in terms of land use and development policy and jurisdictional

geography. The update would also review, evaluate, and revise the format and organization of the documents to improve the clarity and increase the usability of the LCP. The LCP Amendment is necessary to insure the effective integration of coastal policies to other applicable planning and land use policy documents, including the updated General Plan and Land Use Code. Moreover, the amendment would complement and further the comprehensive land use policy updates that were initiated with the General Plan and Land Use Code updates. Furthermore, coastal policies and regulations adopted since 1997 will be able to be addressed with the update. The LCP Amendment will increase the effectiveness of coastal zone policies, including the conservation and protection of coastal resources.

iii. Addressing the Effects of Climate Change

The City's first Climate Action Plan (CAP) was adopted in June of 2011 as part of a comprehensive land use update that included the General Plan and Land Use Code. The City was also an agency partner in the preparation of a sea level rise vulnerability assessment in March of 2010 and the Sea Level Rise Adaptation Strategy (SLRAS) for San Diego Bay, which was completed in January of 2012. The LCP Amendment would allow for the relevant policies and implementation measures of the Climate Action Plan and Sea Level Rise Adaptation Strategy to be incorporated as part of the update.

The LCP Amendment would update the Land Use Plan and Implementation document to be consistent with and to implement the policies of the Climate Action Plan and Sea Level Rise Adaptation Strategy. The update will require a comprehensive review and analysis of climate change and sea-level rise policy in these documents for consistency with the current LCP, the identification of relevant implementation measures, the assessment of necessary changes, and the evaluation of potential policy amendments to the Land Use Plan and Implementation document.

The integration of climate change policy into the LCP will insure that land use and development in the coastal zone will incorporate mitigation and adaptation policies and other best practices. The CAP is a greenhouse gas emissions (GHG) and vehicle miles travelled (VMT) reduction strategy with land use and transportation policies that would be implemented

through land use and planning measures identified in the CAP. The LCP Amendment would apply these implementation measures to the City's LCP jurisdiction as they are now applied to the planning area outside of the coastal zone.

Other specific climate change issue areas such as ecosystems and wildlife impact, fire hazards, public health, agriculture, water supply and other natural resources impacts are addressed in the CAP, SLRAS, General Plan, Environmental Impact Report, and supporting technical studies and background documents. The LCP Amendment would allow the relevant policies and implementation measures to be applied to land use and development within the City's coastal zone.

iv. Likelihood of Success/Effectiveness

The LCP Amendment planning process will include a comprehensive work program scope development task to insure that relevant policy issues are adequately addressed as part of the LCP update. The program budget, scope, milestones, and deliverables will be directed towards the completion of the program objectives and attainment of the goal to update the LCP. The scope and program tasks will include periodic and/or ongoing coordination and status updates with local Coastal Commission staff as well as the general public and identified stakeholders. The grant will insure that the budget will adequately fund staff and necessary resources to accomplish the successful and effective implementation of the LCP Amendment project.

The summary work program and scope of the LCP Amendment project includes a project programming task to ensure the adequate assignment of resources, the development of tasks and actions, the establishment of a feasible timeline/schedule, a public participation component, agency coordination, and adoption process to achieve timely milestones and project deliverables. The City Council has resolved its ongoing support of the comprehensive planning process with the adoption of the General Plan and Land Use Code updates and the Climate Action Plan as well as participation in the joint planning efforts for the Marina District Vision Plan and the Sea Level Rise Adaptation Strategy for San Diego Bay.

The San Diego Unified Port District and City have a long history of collaboration and joint planning for the adjacent jurisdictional areas within

the coastal zone. The Port District is in the process of preparing a climate mitigation and adaptation plan and has begun the process of updating the Port Master Plan for its jurisdictional area, including the adjacent tidelands within the corporate boundaries of the City. The recent Marina District Vision Plan is being implemented through a joint development solicitation by the Port District and City. The ongoing implementation of the Vision Plan and development entitlements process are timely and will further the LCP update effort.

v. Workload and Permit Streamlining

The 1997 LCP has not been updated to be consistent with and to implement the updated General Plan, Land Use Code, and other planning and land use policies. Consequently, City staff must maintain two distinct sets of policies and regulations for land use and development in the City. Policies in existence prior to the comprehensive update in 2011 are applied to the local coastal zone, while the updated policies are applied to the rest of the City's planning area.

The LCP Amendment project will update the LCP Land Use Plan and Implementation document to be consistent with the current General Plan, Land Use Code, and Official Zoning Map as well as the relevant policies of the Climate Action Plan, Sea Level Rise Adaptation Strategy, and Marina District Vision Plan. The amendment will allow staff to apply the current relevant policy and regulatory documents in a more effective and efficient manner throughout the City's planning area and reduce ambiguity and inconsistency in the interpretation and application of policy. The update will also allow for the incorporation of regulatory and procedural changes since the last update of the LCP in 1997.

vi. Project Integration/Leverage/Matching Funds

Since the last update of the LCP in 1997, many new policy issues have been raised and addressed through statutory and case law; federal, state, and regional mandates; and local ordinances, plans, programs, and initiatives. Some of the policy issues that the City has addressed include smart growth, sustainable development, climate change/GHG reduction, environmental justice, and Marina District planning.

The work program and scope of the LCP Amendment project will include a survey of relevant issues and policy changes since the last update of the

LCP, and will develop and incorporate policy that integrates into the Land Use Plan and Implementation document. The work program will specifically include the review and analysis of the relevant policies of the General Plan, the Land Use Code and Official Zoning Map, the Climate Action Plan, the Sea Level Rise Adaptation Strategy, and the Marina District Vision Plan. The studies and analysis, technical reports, data, findings, and recommendations that resulted from the preparation of these policy documents will be available to inform the development or revision of specific LCP policy.

The San Diego Unified Port District and City have a long history of collaboration and joint planning for the adjacent jurisdictional areas within the coastal zone. The Port District is in the process of preparing a climate mitigation and adaptation plan and has begun the process of updating the Port Master Plan for its jurisdictional area, including the adjacent tidelands within the corporate boundaries of the City. The recent Marina District Vision Plan is being implemented through a joint development solicitation by the Port District and City. The ongoing implementation of the Vision Plan and development entitlements process are timely and will further the LCP update effort.

With the recent dissolution of redevelopment in the City, where most of the LCP jurisdictional area was located in the redevelopment project area, this significant funding source is no longer available for new projects and programming within the coastal zone. Consequently, City resources for planning efforts have been diminished through the offset of redevelopment funds previously used for other programs. The grant would significantly assist in the LCP Amendment effort by dedicating a funding source to the timely update of the LCP.

2. WORK PROGRAM AND SCHEDULE.

SCHEDULE

Proposed starting date: April 1, 2014

Estimated completion: March 30, 2015

WORK PROGRAM

Task 1. Policy Review	
Objective: Review and analysis of current policy documents for consistency and relevance to LCP Amendment	
1.1 Review 1997 LCP Land Use Plan	
1.2 Review 1997 LCP Implementation	
1.3 Review 2011 General Plan and Land Use Diagram	
1.4 Review 2011 Land Use Code and Official Zoning Map	
1.5 Review 2011 Climate Action Plan	
1.6 Review 2012 Sea Level Rise Adaptation Strategy	
1.7 Review 2012 Marina District Vision Plan	
1.8 Review California Coastal Act	
1.9 Review 2010 Port Master Plan	
Outcome: Report and recommendation addressing policy inconsistencies and relevance	April 1 – May 30, 2014
Task 2. Policy Development	
Objective: Reconcile inconsistent policies and develop proposed policies for LCP Amendment	
2.1 LCP Land Use Plan	
2.2 LCP Implementation	
2.3 General Plan and Land Use Diagram	
2.4 Land Use Code and Official Zoning Map	
2.5 Climate Action Plan	
2.6 Sea Level Rise Adaptation Strategy	
2.7 Marina District Vision Plan	
2.8 California Coastal Act	
2.9 Port Master Plan	
Outcome: Report and recommended policies	May 1 – June 30, 2014
Task 3. Draft LCP Documents	
Objective: Update the LCP Land Use Plan and Implementation document	
3.1 Draft Land Use Plan	October 2014
3.2 Draft Implementation	October 2014
3.3 Revised Draft Land Use Plan	January 2015
3.4 Revised Draft Implementation	January 2015
Outcome: Draft Land Use Plan and Implementation document	July 2014 – January 2015

Task 4. Public Participation Program	
Objective: Effective public outreach and participation of stakeholders	
4.1 Stakeholder identification	
4.2 Early key stakeholder consultation	
4.3 Media and collateral development	
4.4 Implement and maintain outreach tools	
4.5 Develop and set community workshops	
4.6 Establish agency coordination and meeting schedule	
4.7 Develop and set public review and adoption meetings/hearings	
Outcome: Public outreach and participation program and schedule	May 1 – March 30, 2015

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
Policy Review Report	May 30, 2014
Proposed LCP Policies	June 30, 2014
Community Workshop	July 2014
Draft LCP Amendment	October 2014
Community Workshop	October 2014
Public Review	October 2014-January 2015
Revised Draft LCP Amendment	January 2015
Community Workshop	January 2015
Public Review	January-February 2015
LCP Adoption	March 2015
LCP Certification	April 2015

3. BUDGET.

APPLICATION BUDGET INFORMATION

Funding Request: \$64,735

Total Project Cost: \$64,735

PROJECT FUNDING SOURCES

Task Number	Task	Total Cost	Allocation of total cost among all funding sources			
			Applicant's funding	LCP Grant Funding	Other Funds (define below)	Other funds (define below)
1	Policy Review– 160 hours	\$9,680		\$9,680		
2	Policy Development – 160 hours	\$9,680		\$9,680		
3	Draft LCP Documents – 480 hours	\$29,040		\$29,040		
4	Public Participation Program – 270 hours	\$16,335		\$16,335		
TOTAL		\$64,735		\$64,735		

BUDGET SUMMARY

Grant Application Budget Form

Organization Name: City of National City
Project Title: National City LCP Amendment
Requested Amount: \$64,735

	Grant Request Budget	Total Project Budget (if different)
Personnel:		
Salaries and Wages ⁽¹⁾	\$47,080	
Benefits ⁽²⁾	\$11,770	
<i>Total Personnel</i>	<i>\$58,850</i>	
Operating Expenses		
Postage/Shipping		
Supplies/Materials ⁽³⁾		
Travel ⁽⁴⁾		
Indirect Costs ⁽⁵⁾	\$5,885	
Other:		
<i>Total Operating Expenses</i>	<i>\$5,885</i>	
Total Budget	\$64,735	

⁽¹⁾ Principal Planner salary rate at \$44 per hour (hours for each task in budget matrix)

⁽²⁾ 25% of "Salaries and Wages."

⁽³⁾ N/A

⁽⁴⁾ N/A

⁽⁵⁾ 10% of "Total Personnel."

RESOLUTION NO. 2013 – 169

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY
AUTHORIZING THE SUBMITTAL OF AN APPLICATION FOR GRANT FUNDS
TO THE CALIFORNIA COASTAL COMMISSION LOCAL COASTAL PROGRAM (LCP)
GRANT PROGRAM FOR AN AMOUNT UP TO \$100,000 TO UPDATE
THE NATIONAL CITY LOCAL COASTAL PROGRAM, AND AUTHORIZING THE
CITY MANAGER TO EXECUTE THE GRANT AGREEMENT AND RELATED
DOCUMENTS IF THE CITY'S GRANT APPLICATION IS APPROVED FOR FUNDING

WHEREAS, the purpose of the California Coastal Commission Local Coastal Program ("LCP") grant is to support local coastal planning to develop new LCP's for certification in areas that are not currently certified or to update existing certified LCP's to reflect new information and changed conditions, especially in light of the effects of climate change, in a manner fully consistent with the policies of the California Coastal Act; and

WHEREAS, because the National City LCP was not updated at the time of the General Plan and Land Use Code updates, an update of the City's LCP will insure consistency with the previously adopted comprehensive land use updates and allow for policy implementation within the City's coastal zone pursuant to the California Coastal Act.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of National City hereby authorizes the submittal of an application for grant funds to the California Coastal Commission Local Coastal Program Grant Program for an amount up to \$100,000 to update the National City Local Coastal Program.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute a grant agreement and related documents if National City's grant application is approved for funding.

PASSED and ADOPTED this 19th day of November, 2013.

Ron Morrison, Mayor

ATTEST:

Michael R. Dalla, City Clerk

APPROVED AS TO FORM:

Claudia Gacitua Silva
City Attorney